HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Gatineau[1]

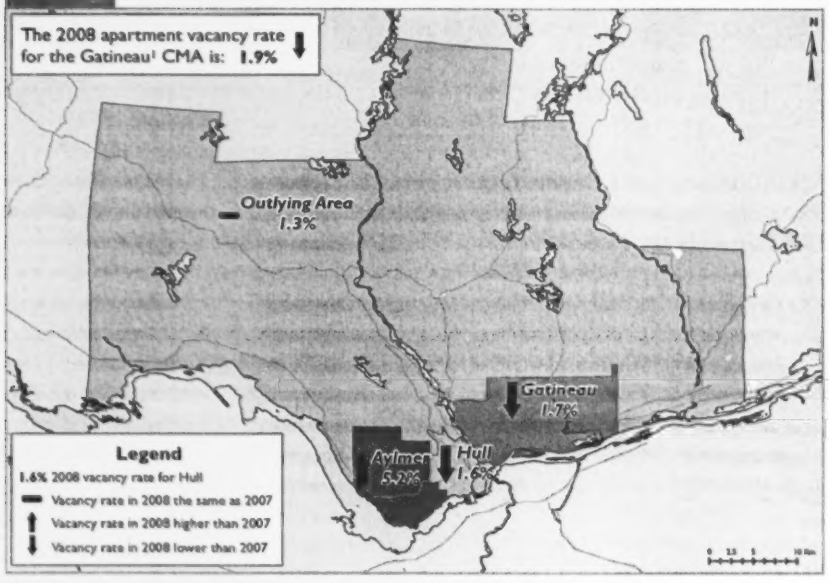
Canada Mortgage and Housing Corporation

Release Date: Fall 2008

## Highlights - Gatineau

- The vacancy rate in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) decreased from 2.9 per cent in October 2007 to 1.9 per cent in October 2008. This was the second year in a row that market conditions tightened.
- Still, the increase in the average rent of privately initiated rental units was below inflation between 2007 and 2008, having been limited to 1 per cent.
- Regionally, the vacancy rate was below 2 per cent in all sectors, except for Aylmer, where this rate reached 5.2 per cent.

Figure 1




[1] Quebec part of Ottawa-Gatineau CMA

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### Notice to readers

Starting this year, rental apartment structures serving senior clients exclusively will be excluded from the survey. For more information, see the *Technical Notes* section at the end of the report

## Second decrease in the vacancy rate in as many years

According to the results of the latest CMHC Rental Market Survey, the vacancy rate in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) dropped to 1.9 per cent in October 2008, down 1 point compared to the rate recorded at the same time in 2007. But, the withdrawal of retirement home apartments from the 2008 survey universe accounted for 0.3 of a point of this decrease. This was the second straight year that the market tightened in the area, bringing the vacancy rate slightly below the overall provincial average (2.2 per cent).

The decrease in the vacancy rate was not limited to the Gatineau area, however, with declines having also been observed in most of the other Quebec CMAs. In fact, the proportions of vacant rental units fell in Montréal, Québec and Saguenay, mainly on account of a limited supply of new apartments and a positive net migration, while the vacancy rates increased in the Trois-Rivières and Sherbrooke areas, given the precarious labour market conditions there, especially for young people. In the Ontario part of the Ottawa-Gatineau CMA, the vacancy rate also dropped. The rental market remained tighter in Ottawa than in Gatineau despite higher rents, on average, on the Ontario side. The proportion of vacant units in Ottawa has now reached 1.4 per cent, compared to 2.3 per cent in 2007.

This second straight decrease in the vacancy rate was attributable to the positive net migration, which itself resulted from the continued job growth in the area. In fact, the latest migration figures released by Statistics Canada show that, between 2006 and 2007, there were 2,203 more in-migrants than out-migrants, for a 25-per-cent difference. This positive net migration was mainly due to people arriving from the rest of Quebec and outside the country. Over 1,000 new residents came from other countries—a group that supports rental housing demand.

On the labour market, the economic activity in the region led to the addition of over 8,500 jobs, 94 per cent of them full-time, since October 2007. And, about 1,800 of these new jobs were filled by young people aged from 15 to 24 years, who are generally considered as potential renters. Given Canada's current economic environment, the good conditions on the labour market still seemed to favour household formation and immigration to the region.

## Overview by sector: vacancy rate edges up in Aylmer

The vacancy rates were below 2 per cent in all sectors, except for Aylmer. In fact, 5.2 per cent of rental units were vacant in that sector in October 2008, and this was the only sector where the vacancy rate increased between October 2007 and October 2008. This trend, which contrasts with the movement observed in the other sectors, could be explained by the fact that the rents in Aylmer are higher, on average, than the rates charged

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct-07 | Oct-08 |
|---|---|---|
| Abbotsford | 2.1 | 2.6 |
| Barrie | 3.2 | 3.5 |
| Brantford | 2.9 | 2.4 |
| Calgary | 1.5 | 2.1 |
| Edmonton | 1.5 | 2.4 |
| Gatineau | 2.9 | 1.9 |
| Greater Sudbury | 0.6 | 0.7 |
| Guelph | 1.9 | 2.3 |
| Halifax | 3.1 | 3.4 |
| Hamilton | 3.5 | 3.2 |
| Kelowna | 0.0 | 0.3 |
| Kingston | 3.2 | 1.3 |
| Kitchener | 2.7 | 1.8 |
| London | 3.6 | 3.9 |
| Moncton | 4.3 | 2.4 |
| Montréal | 2.9 | 2.4 |
| Oshawa | 3.7 | 4.2 |
| Ottawa | 2.3 | 1.4 |
| Peterborough | 2.8 | 2.4 |
| Québec | 1.2 | 0.6 |
| Regina | 1.7 | 0.5 |
| Saguenay | 2.8 | 1.6 |
| Saint John | 5.2 | 3.1 |
| Saskatoon | 0.6 | 1.9 |
| Sherbrooke | 2.4 | 2.8 |
| St. Catharines-Niagara | 4.0 | 4.3 |
| St. John's | 2.6 | 0.8 |
| Thunder Bay | 3.8 | 2.2 |
| Toronto | 3.2 | 2.0 |
| Trois-Rivières | 1.5 | 1.7 |
| Vancouver | 0.7 | 0.5 |
| Victoria | 0.5 | 0.5 |
| Windsor | 12.8 | 14.6 |
| Winnipeg | 1.5 | 1.0 |
| Total | 2.6 | 2.2 |

elsewhere in the area and also by the rapid growth in supply on the rental market, with nearly 100 new units added in 2007, compared to less than 25 annually in previous years. In addition, the continued homeownership trend likely played a role in the easing of the rental market. In fact, the growing number of existing houses sold and the high volume of housing starts since the beginning of the year are proof of the definite interest shown by buyers in this sector. Some renters who already lived in the area surely contributed to the rapid growth in home sales and the increase in the number of vacant rental units. In fact, Aylmer had the highest apartment availability rate in October 2008.

Even though the Aylmer sector recorded the highest vacancy rate, Hull actually had the most vacant units. There are over 19,250 privately initiated rental apartments in the Gatineau area, and more than half are concentrated in the Hull sector. So, even if the vacancy rate in this sector was only 1.6 per cent (down 0.2 of a point from October 2007), the size of the rental housing stock in this sector is such that there were 161 vacant units in Hull, compared to 74 in Aylmer. That said, the rental market was tighter in Hull, and the low vacancy rate could be explained by the proximity of Canada's capital, the convergence of many public transit lines and the presence of postsecondary institutions. However, the tightening rental market conditions observed in Hull over the last two years (the vacancy rate fell from 4 per cent in 2006 to 1.6 per cent in 2008) were more likely due to the surge in employment among young people aged from 15 to 24 years and the increase in the number of students enrolled at the Cégep de l'Outaouais and the Université du Québec à Hull. In fact, student enrolment at these two institutions has jumped by 500 since the fall of 2006.

The Gatineau sector had a number of vacant units in October 2007, especially in high-rise apartment buildings. However, the rapid growth of the labour market and the positive net migration helped lower the vacancy rate in this sector. While the vacancy rate in the Gatineau sector stood at 4.3 per cent in 2007, it dropped to 1.7 per cent this year, a level comparable to the average for the area overall.

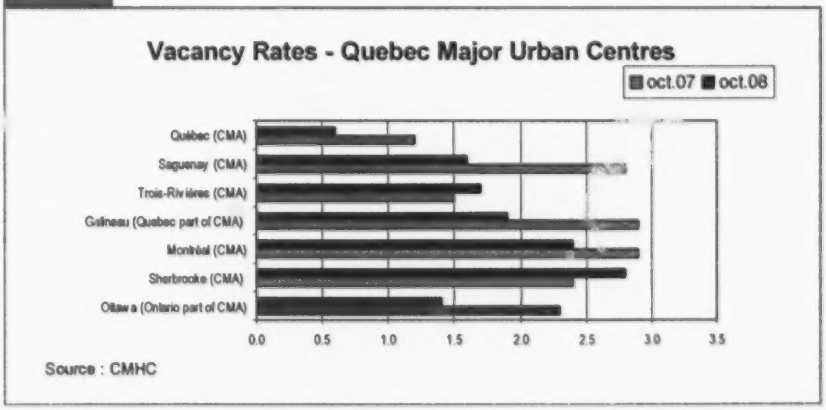
In the outlying area, the vacancy rate was the same as last year, at 1.3 per cent. Despite the few rental housing starts in 2008, the rental market remained tight on this vast territory as a result of the greater number of households and the relatively low average rent there.

## Rents in 2008

Even with the tightening of the rental market, the average rent of privately initiated rental apartments increased only slightly in the Gatineau area. In fact, between October 2007 and October 2008, the estimated change in the average apartment rent was 1 per cent, compared to a 3.6-per-cent increase in the price of consumer goods and services (inflation) in Canada's Capital Region over the same period. For two-bedroom units, which account for more than half of all apartments in the Quebec part of the CMA, the average rent increased by just 0.8 per cent. To compare data year-over-year, CMHC has been using a measure that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys, therefore providing a better indication of the change in rents charged in existing structures.

On the other side of the Ottawa River, though, the change in the average apartment rent was more pronounced than in Gatineau. In fact, the increase was 3.6 per cent in Ottawa between October 2007 and October 2008. The average monthly rent reached $897 this year, compared to $653 in Gatineau, for a difference of about $250, on average. The faster rise in rents in Ottawa

Figure 2



can be explained by the tighter rental market conditions and the higher tenant turnover there. In fact, even if Ottawa had a lower vacancy rate than Gatineau (by 0.5 of a point), the availability rate reached 2.9 per cent on the Ontario side in October 2008, versus 2.4 per cent in the Quebec part of the CMA.

In addition, the gap observed between the average rents on either side of the CMA widened with the size of the apartments. In Ottawa, bachelor units cost on average $179 more to rent than in Gatineau. In the case of apartments with three or more bedrooms, the gap grew to $468. The relative scarcity of larger apartments may explain the size of the rent differential between the two areas.

In the Quebec part of the Ottawa-Gatineau CMA, the average rents varied slightly from one sector to another. Hull and Gatineau were the sectors where the average rents were the closest to the regional average, which reached $653 per month in 2008. The Aylmer sector registered the greatest change (+4.1 per cent) and also had the highest average rent ($713). The estimated change in the average rent was even more significant in the case of bachelor apartments, with an 8-per-cent rise observed in this sector between October 2007 and October 2008. The lowest average rent in 2008 was recorded in the outlying area ($543), even though the rent increase was above the regional average.

## Bachelor apartments easier to find

According to the survey results, the vacancy rate decreased as apartment size increased. Apartments with at least one bedroom posted similar vacancy rates, while the proportion of vacant bachelor units was higher, by about 1 percentage point. With retirement home apartments excluded from the survey universe, the vacancy rate stood at 2.7 per cent in 2007 (with these units included, the rate would have been 3.5 per cent). In 2008, this proportion climbed to 2.9 per cent. The greater percentage of vacant bachelor units was mainly observed in the Aylmer sector. Already high in 2007, the vacancy rate for units of this type rose to 11 per cent in October 2008, which drove up the regional average. In the case of bachelor apartments, like for all other unit types, it was in Aylmer that the average rent was the highest in the area. Given that the growth in youth employment fuelled demand for rental housing and that this population segment usually rents more modest apartments, it was to be expected that the vacancy rate for bachelor units would fall. And, this is effectively what happened in all sectors, except for Aylmer—the zone where rents increased the most over the last year (+8 per cent).

The vacancy rates by unit type remained relatively stable, except in the case of two-bedroom apartments. From 3.1 per cent in October 2007, the vacancy rate for apartments of this type fell to 1.8 per cent this fall. As these units account for nearly 55 per cent of the rental housing stock in the Gatineau area, the greater demand for these apartments significantly contributed to the tightening of the market observed in October 2008.

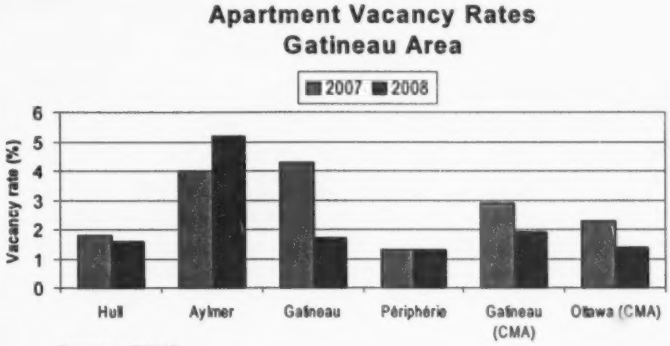
## Market conditions tighter for newly built units

Even though their rents are typically higher, newly built units posted one of the lowest vacancy rates. In fact, apartments aged less than 30 years old recorded a vacancy rate of 0.7 per cent, even if their average rent was $85 above the average for the overall rental housing stock. For buildings more than 30 years of age, the vacancy rate topped 2.3 per cent. Despite their generally higher rents, newer units are sought-after. In the case of buildings constructed before 1960 (50 years or older), the vacancy rate was only 0.4 per cent. Given the scarcity of these buildings on the market and the fact that the average rent of their units was about $100 below the average for all apartments, few older dwellings were vacant.

## Vacant units mostly located in larger buildings

While the vacancy rates dropped in all structure size categories in 2008, apartments contained in buildings with 50 to 99 units were the easiest

Figure 3




Source : CMHC

to find. In fact, the vacancy rate in this category, while it did fall, attained 3.2 per cent in October 2008, which was still above the overall rate in the area (1.9 per cent). This was mainly due to the vacancy rates for larger units with at least two bedrooms. In fact, 4 per cent of two-bedroom apartments and 6 per cent of units with three or more bedrooms were vacant in these buildings. This situation affected mainly buildings with 50 to 99 units located in the Gatineau sector, for which the proportion of vacant units reached 4 per cent this fall.

In buildings with 100 or more units, the vacancy rate remained stable at 2 per cent in 2008. Bucking the trend, conditions eased significantly for apartments with three or more bedrooms, a category in which 3.3 per cent of the units were vacant in October 2008, compared to none in 2007. This trend affecting large buildings was observed only in the Aylmer sector. As previously mentioned, this sector generally had the highest rents and the strongest movement to homeownership in the area in 2008.

## Units with very low or very high rents rather scarce

According to the survey results, vacant units renting for under $500 were fairly difficult to find in the area. The same held true for apartments with rents exceeding $700 per month, for which the vacancy rate was just 1 per cent. By comparison, apartments with rents between $500 and $699 had a vacancy rate above 2.2 per cent in 2008. As the most expensive units are usually the newest and most spacious, the economic environment of the last few years has encouraged demand for such units.

## Rental affordability indicator

According to CMHC's rental affordability indicator, the market apparently became more affordable in Gatineau in 2008. In fact, the indicator rose from 118 in 2007 to 122* this year. The slow growth in rents in the area, combined with rising incomes, lowered the number of households that must spend more than 30 per cent of their gross income on housing.

## Fewer rental units available in the area in 2008

The availability rate followed the same trend as the vacancy rate, falling from 3.3 per cent in October 2007 to 2.4 per cent this fall. This rate reflects not only the vacant units but also the units for which the existing tenant has given, or has received, an official notice to move, and for which a new tenant has not signed a lease. The availability rate gives a slightly broader idea of the short-term supply of unoccupied housing units. A 2.4-per-cent rate means that over 450 units are available for rent in the area. Of this

* The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live. More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

number, 360 were vacant at the time of the October 2008 survey. There should consequently not be any shortage of units for rent in the short term. However, the fact that the availability rate also decreased from the level recorded in October 2007 is further proof that the market has tightened in the Gatineau area.

The decline in the availability rate was mainly due to the decrease observed in the Gatineau sector. In fact, 1.9 per cent of the units in this sector were available in October 2008, compared to 4.8 per cent a year ago. In the other sectors, the availability rates increased, except in Hull where this rate remained stable. As was the case for the vacancy rate results, the Aylmer sector posted the highest availability rate (5.8 per cent), as did small apartments, with 14.2 per cent of bachelor units available.

## Outlook for 2009

The rental market will remain tight in 2009. Despite the general economic and financial uncertainty, the economic structure of Canada's Capital Region and increased health and infrastructure spending by the Quebec government will help the Gatineau area manage better than other areas across Quebec and, especially, in Ontario. This relatively better outlook in Gatineau than elsewhere will attract people to the area and stimulate demand for rental housing.

Figure 4

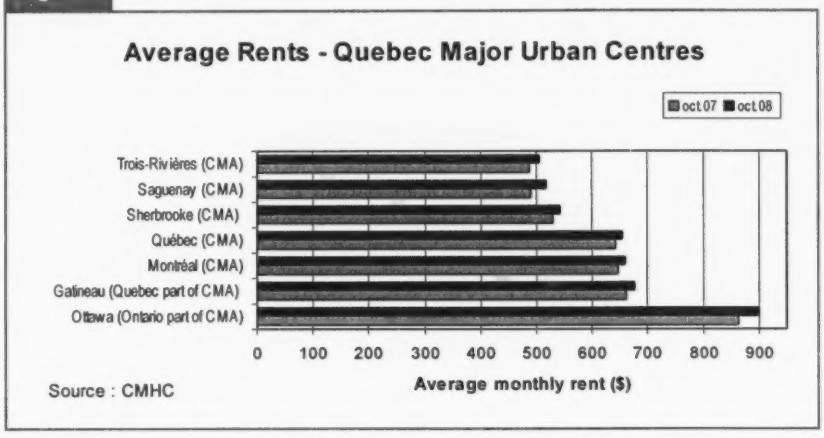
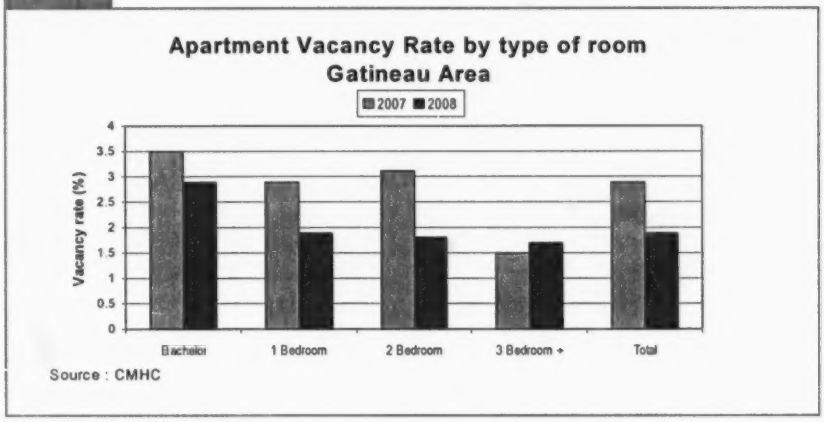



Figure 5




In addition, the economic and financial context will be less favourable to homeownership in 2009. Some potential buyers will postpone their home purchases, which will reduce the availability of rental units. However, since young people between 15 and 24 years of age are often the first affected during periods of economic slowdown and are generally considered as potential renters, demand for apartments on the part of this age group could fall slightly in 2009.

Finally, the vacancy rate will remain relatively stable in most sectors of the Gatineau area in 2009 but, since a moderate homeownership trend is expected in 2009, this rate should decrease in the Aylmer sector.

## NATIONAL VACANCY RATE DECREASED IN OCTOBER 2008

The average rental apartment vacancy rate in Canada's 34 major centres[1] decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

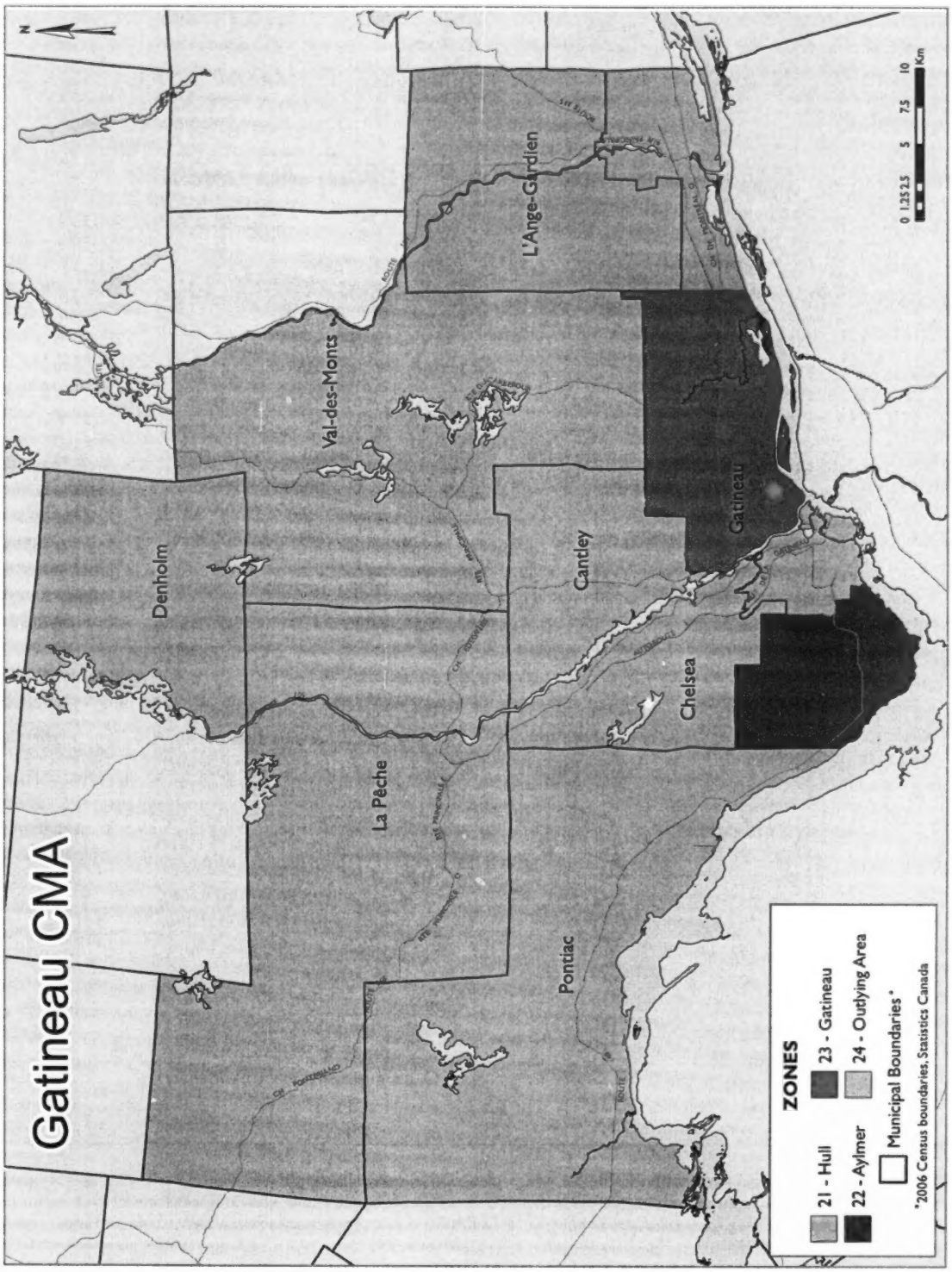
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.


Gatineau CMA
Denholm
Val-des-Monts
L'Ange-Gardien
Cantley
Gatineau
La Pêche
Chelsea
Pontiac
ZONES
21 - Hull
23 - Gatineau
22 - Aylmer
24 - Outlying Area
Municipal Boundaries *
*2006 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5 10 Km

| RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (QUEBEC PORTION) | |
|---|---|
| Zone 21 | **Hull:** Gatineau sector corresponding to the former municipality of Hull. |
| Zone 22 | **Aylmer:** Gatineau sector corresponding to the former municipality of Aylmer. |
| Zone 23 | **Gatineau:** Gatineau sector corresponding to the former municipality of Gatineau. |
| Zone 24 | **Outlying area:** Gatineau sector corresponding to the former municipality of Buckingham, Gatineau sector corresponding to the former municipality of Masson-Angers, municipality of Chelsea, municipality of Cantley, municipality of La Pêche, municipality of Pontiac, municipality of Val-des-Monts. |
| Zones 21-24 | Ottawa-Gatineau CMA (Quebec portion) |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data ***

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Gatineau CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 21 - Hull | 2.4 c | 2.0 c | 1.5 c | 1.3 a | 2.2 c | 1.8 c | 1.0 a | 1.3 a | 1.8 b | 1.6 b |
| Zone 22 - Aylmer | 9.1 b | 11.3 a | 4.6 c | 5.2 b | 3.5 c | 4.5 b | ** | ** | 4.0 b | 5.2 b |
| Zone 23 - Gatineau | 4.3 d | ** | 5.6 d | 2.0 c | 4.5 c | 1.6 c | ** | ** | 4.3 c | 1.7 c |
| Zone 24 - Peripheral | 0.0 d | 0.0 d | 0.0 d | ** | 1.2 d | 0.3 b | ** | ** | 1.3 d | 1.3 a |
| **Gatineau** | **3.5 c** | **2.9 c** | **2.9 b** | **1.9 b** | **3.1 b** | **1.8 a** | **1.5 c** | **1.7 c** | **2.9 a** | **1.9 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Gatineau CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 21 - Hull | 498 a | 493 a | 572 a | 579 a | 682 a | 692 a | 811 a | 794 a | 653 a | 660 a |
| Zone 22 - Aylmer | 513 a | 536 a | 623 a | 653 a | 712 a | 744 a | 805 a | 834 a | 684 a | 713 a |
| Zone 23 - Gatineau | 468 a | 484 b | 549 a | 553 a | 654 a | 669 a | 713 a | 721 a | 636 a | 648 a |
| Zone 24 - Peripheral | 390 a | 399 b | 430 a | 441 a | 521 a | 540 a | 660 b | 715 a | 519 a | 543 a |
| **Gatineau** | **487 a** | **492 a** | **565 a** | **572 a** | **662 a** | **677 a** | **762 a** | **759 a** | **642 a** | **653 a** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Gatineau CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total | Vacant | Total |
| Zone 21 - Hull | 12 c | 616 | 39 a | 2,928 | 94 c | 5,377 | 16 a | 1,273 | 161 b | 10,194 |
| Zone 22 - Aylmer | 9 a | 80 | 18 b | 345 | 39 b | 863 | ** | 74 | 71 b | 1,361 |
| Zone 23 - Gatineau | ** | 148 | 29 c | 1,443 | 62 c | 3,842 | ** | 1,178 | 114 c | 6,611 |
| Zone 24 - Peripheral | 0 d | 32 | ** | 169 | 2 b | 753 | ** | 137 | 14 a | 1,092 |
| **Gatineau** | **25 c** | **875** | **91 b** | **4,885** | **197 a** | **10,835** | **46 c** | **2,662** | **360 a** | **19,258** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Gatineau CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 21 - Hull | 3.4 d | 3.9 d | 1.9 b | 2.2 b | 2.9 b | 2.4 b | 1.1 a | 1.3 a | 2.3 b | 2.3 b |
| Zone 22 - Aylmer | 9.1 b | 14.2 a | 4.6 c | 6.1 b | 3.7 c | 4.8 b | ** | ** | 4.1 b | 5.8 a |
| Zone 23 - Gatineau | ** | ** | 6.0 d | 2.0 c | 4.9 c | 1.6 c | ** | ** | 4.8 c | 1.9 b |
| Zone 24 - Peripheral | 0.0 d | 0.0 d | 0.0 d | ** | 1.2 d | 0.6 b | ** | ** | 1.3 d | 1.5 a |
| **Gatineau** | **4.8 c** | **4.5 d** | **3.2 c** | **2.5 b** | **3.6 b** | **2.2 a** | **1.6 c** | **2.3 c** | **3.3 b** | **2.4 a** |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Gatineau CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 | Oct-06 to Oct-07 | Oct-07 to Oct-08 |
| Zone 21 - Hull | ++ | 1.8 c | 2.0 b | ++ | 1.8 c | ++ | 2.5 b | ++ | 2.0 a | ++ |
| Zone 22 - Aylmer | ** | 8.2 a | ++ | 5.1 a | ++ | 5.0 a | ** | ** | ++ | 4.7 a |
| Zone 23 - Gatineau | ** | ** | 1.9 c | ** | ++ | ++ | ++ | 2.7 c | ++ | 1.1 d |
| Zone 24 - Peripheral | ** | ** | ++ | ** | ++ | ** | ** | ** | ++ | ** |
| **Gatineau** | ++ | ** | 1.9 b | 1.0 d | 1.4 a | 0.8 d | 1.7 c | ++ | 1.4 a | 1.0 a |

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Gatineau CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Gatineau** | | | | | | | | | | |
| Pre 1960 | ** | ** | ** | 0.6 b | ** | ** | ** | ** | ** | 0.4 b |
| 1960 - 1974 | 2.6 b | 3.6 c | 2.8 b | 3.1 b | 4.1 c | 2.1 b | 1.5 a | 2.7 c | 3.3 b | 2.6 a |
| 1975 - 1989 | 2.3 c | ** | 2.9 c | 0.8 a | 3.1 c | 2.9 b | 2.8 c | ** | 3.0 b | 2.3 b |
| 1990+ | ** | 0.0 d | 4.5 d | ** | 2.0 c | 0.3 b | 0.5 b | ** | 2.3 c | 0.7 b |
| Total | 3.5 c | 2.9 c | 2.9 b | 1.9 b | 3.1 b | 1.8 a | 1.5 c | 1.7 c | 2.9 a | 1.9 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Gatineau CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Gatineau** | | | | | | | | | | |
| Pre 1960 | 426 b | 424 b | 485 a | 487 a | 598 a | 584 a | 749 b | 768 b | 556 a | 555 a |
| 1960 - 1974 | 499 a | 504 a | 583 a | 579 a | 657 a | 669 a | 750 a | 756 a | 630 a | 636 a |
| 1975 - 1989 | 467 a | 492 a | 581 a | 589 a | 642 a | 656 a | 743 a | 728 a | 633 a | 647 a |
| 1990+ | 509 a | 601 b | 576 a | 596 a | 724 a | 759 a | 779 a | 781 a | 714 a | 738 a |
| Total | 487 a | 492 a | 565 a | 572 a | 662 a | 677 a | 762 a | 759 a | 642 a | 653 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Gatineau CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Gatineau** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | 1.1 d | ** | 1.1 d | ** | 0.3 b | ** | 1.0 a |
| 6 to 19 Units | ** | 0.0 d | 2.6 c | 2.4 c | 3.2 d | 1.8 c | 0.1 b | ** | 2.6 b | 1.9 b |
| 20 to 49 Units | 6.9 a | 10.3 a | 2.9 a | 1.9 a | 3.2 a | 2.0 a | 4.2 a | 2.3 a | 3.3 a | 2.3 a |
| 50 to 99 Units | 3.5 a | 3.3 a | 1.8 a | 1.8 a | 4.5 a | 4.0 a | 4.6 a | 6.0 a | 3.3 a | 3.2 a |
| 100+ Units | 5.0 a | 3.8 a | 4.5 a | 2.1 a | 3.6 a | 1.5 a | 0.0 a | 3.3 a | 3.9 a | 2.0 a |
| Total | 3.5 c | 2.9 c | 2.9 b | 1.9 b | 3.1 b | 1.8 a | 1.5 c | 1.7 c | 2.9 a | 1.9 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Gatineau CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Gatineau** | | | | | | | | | | |
| 3 to 5 Units | 431 b | 444 c | 503 a | 505 a | 627 a | 645 a | 749 a | 748 a | 612 a | 622 a |
| 6 to 19 Units | 455 b | 453 b | 525 a | 527 a | 645 a | 665 a | 766 a | 758 a | 635 a | 649 a |
| 20 to 49 Units | 474 a | 481 a | 592 a | 594 a | 677 a | 686 a | 718 a | 721 a | 660 a | 667 a |
| 50 to 99 Units | 513 a | 524 a | 606 a | 610 a | 701 a | 702 a | 767 a | 777 a | 650 a | 656 a |
| 100+ Units | 529 a | 545 a | 642 a | 648 a | 748 a | 756 a | 877 a | 873 a | 694 a | 701 a |
| Total | 487 a | 492 a | 565 a | 572 a | 662 a | 677 a | 762 a | 759 a | 642 a | 653 a |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Gatineau CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| Zone 21 - Hull | 0.5 b | 1.2 d | 2.2 c | 1.6 c | 2.3 a | 2.5 a | 2.8 a | 2.8 a | 1.7 a | 0.8 a |
| Zone 22 - Aylmer | 4.6 d | 2.8 c | 3.4 d | 5.0 b | ** | ** | ** | ** | 3.5 a | 7.6 a |
| Zone 23 - Gatineau | ** | 0.4 b | 3.3 d | 1.6 c | 4.0 a | 2.2 a | 3.7 a | 4.0 a | 12.3 a | n/u |
| Zone 24 - Peripheral | ** | ** | 1.2 d | 1.5 c | n/u | n/u | n/u | n/u | n/u | n/u |
| **Gatineau** | ** | 1.0 a | 2.6 b | 1.9 b | 3.3 a | 2.3 a | 3.3 a | 3.2 a | 3.9 a | 2.0 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Gatineau CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 | Oct-07 | Oct-08 |
| **Gatineau** | | | | | | | | | | |
| LT $500 | ** | ** | 0.6 b | 0.1 b | 0.5 b | 0.0 d | ** | ** | 0.9 d | 0.7 b |
| $500 - $599 | 2.6 a | 3.5 c | 3.2 d | 2.7 b | 3.4 d | 1.3 d | ** | ** | 3.2 c | 2.2 b |
| $600 - $699 | n/s | ** | 1.6 a | 1.9 b | 3.6 c | 3.3 c | 1.2 d | ** | 2.9 b | 2.9 a |
| $700 - $799 | n/s | ** | 0.9 a | 2.5 b | 2.9 c | 0.5 a | 2.0 c | 2.1 c | 2.6 b | 1.0 a |
| $800 - $899 | n/s | n/s | n/s | ** | 1.4 a | 0.9 a | ** | 1.2 d | 1.5 d | 1.0 a |
| $900+ | n/s | n/s | n/s | ** | ** | ** | 0.0 d | 0.0 d | 0.0 d | ** |
| Total | 3.5 c | 2.9 c | 2.9 b | 1.9 b | 3.1 b | 1.8 a | 1.5 c | 1.7 c | 2.9 a | 1.9 a |

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
**n/u:** No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

## TECHNICAL NOTE

### Percentage Change of Average Rents (New and Existing Structures)

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only) :

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2007 vs. $550 in 2008 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2007 and 2008 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

### Change to the Rental Market Survey in Quebec

In October 2008, a change was made to the Rental Market Survey in Quebec. Rental apartment structures serving senior clients exclusively were withdrawn from the survey. Having their own particular demographic, structural and cyclical characteristics, these residences form a distinct rental market. For example, given that most residences provide services, they have significantly (notably) higher rents than structures on the so-called *traditional* market.

Until the end of April 2008, these residences were included in the vacancy and availability rate statistics but excluded from the average rent calculations. This change will be applied permanently starting this year.

To see the impact of this change on the 2007 statistics, click on this link.
http://www.cmhc.ca/en/hoficlincl/homain/stda/suretaanme/suretaanme_020.cfm

## METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

## METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicator**

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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